

102.0

0007

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,208,100 / 1,208,100
USE VALUE: 1,208,100 / 1,208,100
ASSESSED: 1,208,100 / 1,208,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		TERESA CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WELCH DANIEL P	
Owner 2: CRONHOLM KAREN P	
Owner 3:	
Street 1: 15 TERESA CIR	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: 24 EPPING STREET LLC -
Owner 2: -
Street 1: 41 KATIE WAY
Twn/City: TEWKSBURY
St/Prov: MA
Postal: 01876

NARRATIVE DESCRIPTION

This parcel contains 6,965 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 3978 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6965		Sq. Ft.	Site		0	70.	0.90	5									440,267						440,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6965.000	767,800		440,300	1,208,100		66234
Total Card	0.160	767,800		440,300	1,208,100	Entered Lot Size	GIS Ref
Total Parcel	0.160	767,800		440,300	1,208,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	303.67	/Parcel: 303.6	Land Unit Type:	Insp Date
							05/28/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,900	0	6,965.	440,300	637,200	637,200	Year End Roll	12/18/2019
2019	101	FV	215,800	0	6,965.	446,600	662,400	662,400	Year End Roll	1/3/2019
2018	101	FV	215,800	0	6,965.	333,300	549,100	549,100	Year End Roll	12/20/2017
2017	101	FV	215,800	0	6,965.	301,900	517,700	517,700	Year End Roll	1/3/2017
2016	101	FV	215,800	0	6,965.	289,300	505,100	505,100	Year End	1/4/2016
2015	101	FV	178,100	0	6,965.	245,300	423,400	423,400	Year End Roll	12/11/2014
2014	101	FV	178,100	0	6,965.	232,700	410,800	410,800	Year End Roll	12/16/2013
2013	101	FV	178,100	0	6,965.	221,400	399,500	399,500		12/13/2012

Parcel ID 102.0-0007-0004.0

!8200!

PRINT

Date 12/10/20 Time 22:46:46

LAST REV

Date 09/21/20 Time 08:19:34

mmcmakin

8200

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	75386-99	1	8/17/2020		1,500,000	No	No		
LEWIS HELEN W/	73110-574	1	8/14/2019	Estate/Div	645,000	No	No		
	12864-101		9/19/1975			No	No	Helen W Lewis dod 11/9/2018	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1688	Addition	350,000	O				2nd fl addit + add
7/10/2014	804	New Wind	7,360					
4/21/1999	204	Manual	10,000	C				REPAIR FIRE DAMAGE
2/1/1999	46	Manual	4,000	C				TEMP MOBILE HOME

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
5/28/2020	Meas/Inspect	PT	Paul T
10/30/2018	TTL REFUSAL	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
4/9/2009	Measured	197	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CS	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	PDAS.				WDK	10						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 2	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	20	16	2					
			%	OthrFix:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY		OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1									
				Kits: 1	Rating: Very Good	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
				Fpl: 1	Rating: Very Good	Other		Upper											
				WSFlue:	Rating:	Lvl 2		Lvl 1											
						Lower													
						Totals	RMs: 9	BRs: 5	Baths: 1	HB: 1									
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Grade: B+ - Good (+)	Year Blt: 1959	Eff Yr Blt:		Location:		Floor:		No Unit	RMS	BRS	FL								
Alt LUC:		Alt %:		Total Units:		% Own:		1	9	5									
Jurisdct: G21		Fact: .		Name:															
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:		Phys Cond: VG - Very Good	4.6 %	Functional:		Exterior:		No Unit	RMS	BRS	FL						
			%	Economic:				Interior:		1	9	5							
				Special: NC - New Cons't	10. %	Override:		Additions:											
								Kitchen:											
								Baths:											
								Plumbing:											
								Electric:											
								Heating:											
								General:											
								Totals		1	9	5							
CALC SUMMARY				COMPARABLE SALES															
Bsmnt Flr: 12 - Concrete	Subfloor:			Basic \$ / SQ: 125.00		Rate	Parcel ID	Typ	Date	Sale Price									
				Size Adj.: 0.94180846															
Bsmnt Gar: 1				Const Adj.: 0.99989998															
Electric: 3 - Typical				Adj \$ / SQ: 117.714															
Insulation: 2 - Typical				Other Features: 130894															
Int vs Ext: S				Grade Factor: 1.46															
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC: 100		Adj Total: 894194															
Solar HW: NO		Central Vac: NO		Depreciation: 126439															
% Com Wall		% Sprinkled:		Depreciated Total: 767755															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 102.0-0007-0004.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X8	A	AV	1975	0.00	T	35.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			